

**ZONING BOARD
BOROUGH OF RUMSON
February 15, 2022
7:30 P.M.
VIRTUAL ONLINE PUBLIC MEETING**

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **844 5900 0866** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open [https://us02web.zoom.us/j/ 844 5900 0866](https://us02web.zoom.us/j/84459000866)

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 844 5900 0866**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

**AGENDA
Zoning Board
Borough of Rumson
February 15, 2022
VIRTUAL
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The Peach Pit, LLC, 101 East River Road, Block 47, Lot 1, GB Zone

Further Board discussion and deliberation on Form of Resolution/Conditions for approval of application for “D” Use Variance, Parking Variance, “C” Bulk Variances, Preliminary and Final Site Plan Approval; Possible vote on Adoption of Resolution approving said application.

2. The application of Todd & Lanae Herman, 17 Holly Tree Lane Block 70, Lot 48, R-2 Zone to construct a new rear covered patio at the existing premises. The residence is currently non-conforming in Front Setback 75 feet Required; 73.1 feet Existing. New construction will create non-conformity in Maximum Building Coverage 4,175 sf Permitted; 3,897 sf. Existing; 4,491 sf. Proposed.

3. The application of John & Kristen Ostrow, 4 Clover Lane, Block 32, Lot 2, R-5 Zone to construct additions to the existing residence including a first floor kitchen expansion, second floor additions and two-story rear addition at the existing premises. The property is currently non-conforming in Maximum Lot Coverage 7,061 sf Permitted; 9,368 sf. Existing and Maximum Floor Area 3,500 sf Permitted; 3,739 sf. Existing (Variance granted 1999). New construction will reduce non-conformity in Maximum Lot Coverage 7,061 sf Permitted; 9,368 sf. Existing; 9,002 sf. Proposed and increase non-conformity in Maximum Floor Area 3,500 sf Permitted; 3,739 sf. Existing; 4,583 sf. Proposed.

4. The application of Brendan Kennedy, 16 Somerset Drive, Block 18, Lot 34, R-1 Zone to raze existing residence to construct a new single-family residence and in-ground pool at the existing premises. The property is currently non-conforming in interior lot shape 115 feet Required; 67.6 feet Existing. New construction will create a non-conformity in front yard setback 100 feet Required; 64.50 feet Proposed.

ADMINISTRATIVE:

Approval of January 18, 2022 Minutes